DEVELOPMENT SERVICES DEPARTMENT
ENVIRONMENTAL COORDINATOR
450 110TH AVENUE NE, P.O. BOX 90012
BELLEVUE, WA 98009-9012

OPTIONAL DETERMINATION OF NON-SIGNIFICANCE (DNS) NOTICE MATERIALS

The attached materials are being sent to you pursuant to the requirements for the Optional DNS Process (WAC 197-11-355). A DNS on the attached proposal is likely. This may be the only opportunity to comment on environmental impacts of the proposal. Mitigation measures from standard codes will apply. Project review may require mitigation regardless of whether an EIS is prepared. A copy of the subsequent threshold determination for this proposal may be obtained upon request.

File No.	12-128274 LD
Project Name/Address:	Bellevue Boys and Girls Club 209 100th Avenue NE; Bellevue, WA
Planner:	Toni Pratt
Phone Number:	(425) 452-5374

Minimum Comment Period Ends: December 20, 2012

Materials included in this Notice:

- [x] Blue Bulletin
- [x] Checklist
- [x] Vicinity Map
- [ ] Plans
- [ ] Other:

Joni Pratt
11/29/12

City of Bellevue Submittal Requirements	27a

ENVIRONMENTAL CHECKLIST

4/18/02

If you need assistance in completing the checklist or have any questions regarding the environmental review process, please visit or call the Permit Center (425-452-6864) between 8 a.m. and 4 p.m., Monday through Friday (Wednesday, 10 to 4). Our TTY number is 425-452-4636.

BACKGROUND INFORMATION

Property Owner: BELLEVUE BOYS AND GIRLS CLUB

Proponent: MULVANNYG2 ARCHITECTURE

Contact Person: PATRICK FARLEY
(If different from the owner. All questions and correspondence will be directed to the individual listed.)

Address: 1110 1112TH AVENUE NE, BELLEVUE, WA 98004

Phone: 425-463-2000

Proposal Title: NEW MAIN CAMPUS BUILDING

Proposal Location: 209 100TH AVENUE NE, BELLEVUE,WA 98004
(Street address and nearest cross street or intersection) Provide a legal description if available.

Please attach an 8 ½" x 11" vicinity map that accurately locates the proposal site.

Give an accurate, brief description of the proposal's scope and nature:

1. General description: Construct a new 28,000 sf two-story over basement clubhouse and demolish three existing buildings. Reconfigure parking areas.
2. Acreage of site: 1.39 acres
3. Number of dwelling units/buildings to be demolished: zero
4. Number of dwelling units/buildings to be constructed: zero
5. Square footage of buildings to be demolished: about 32,000
6. Square footage of buildings to be constructed: about 28,000
7. Quantity of earth movement (in cubic yards): 5800 CUT, 465 FILL
8. Proposed land use: community club
9. Design features, including building height, number of stories and proposed exterior materials:
   The building will have a daylighted basement with a level on grade and one elevated floor. Exterior materials will be primarily brick, metal panel, and glass.
10. Other

Received
NOV 09 2012
Permit Processing

Estimated date of completion of the proposal or timing of phasing: SEPTEMBER 2014

Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain. NO

List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal. Geotechnical report prepared by Earth Solutions, dated October 22, 2012

Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain. List dates applied for and file numbers, if known.

NO

List any government approvals or permits that will be needed for your proposal, if known. If permits have been applied for, list application date and file numbers, if known.

N/A

Please provide one or more of the following exhibits, if applicable to your proposal.
(Please check appropriate box(es) for exhibits submitted with your proposal):

☐ Land Use Reclassification (rezone) Map of existing and proposed zoning

☐ Preliminary Plat or Planned Unit Development
Preliminary plat map

☒ Clearing & Grading Permit
Plan of existing and proposed grading
Development plans

☒ Building Permit (or Design Review)
Site plan
Clearing & grading plan

☐ Shoreline Management Permit
Site plan

A. ENVIRONMENTAL ELEMENTS

1. Earth

a. General description of the site: ☐ Flat ☐ Rolling ☐ Hilly ☐ Steep slopes ☐ Mountains ☒ Other

b. What is the steepest slope on the site (approximate percent slope)?
2:1 ALONG NORTH BOUNDARY, OTHERWISE 4% ACROSS SITE

c. What general types of soil are found on the site (for example, clay, sand, gravel, peat, and muck)? If you know the classification of agricultural soils, specify them and note any prime farmland.
FIRM GLACIAL TILL DEPOSITS

d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.

NO

e. Describe the purpose, type, and approximate quantities of any filling or grading proposed. Indicate source of fill.

GENERAL GRADING FOR PARKING, UTILITIES & BUILDING PLACEMENT (923 CY CUT, 464 CY FILL.) EXCAVATION FOR BASEMENT (4280 CY) AND STORMWATER DETENTION VAULT (593 CY). NO IMPORTED FILL ANTICIPATED

f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.

YES. EXPOSED SOIL IS SUBJECT TO EROSION DURING CONSTRUCTION.

g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?

74%

h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:

SILT BARRIERS, INLET PROTECTION, STABILIZED CONSTRUCTION ENTRANCE, MULCHING & COVERING OF EXPOSED SOILS, WATER QUALITY MONITORING.

2. AIR

a. What types of emissions to the air would result from the proposal (i.e. dust, automobile odors, and industrial wood smoke) during construction and when the project is completed? If any, generally describe and give approximate quantities if known.

Site stripping and building demolition will occur in two phases. Phase 1 will be approximately one week and remove the existing wood-framed structures. Phase 2 demolition will remove the existing commercial building and its duration will be approximately three weeks. The contractor will employ State regulations to control dust. Construction of the new clubhouse will generate ordinary construction emissions which will also be controlled per State regs.

b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.

NO

c. Proposed measures to reduce or control emissions or other impacts to the air, if any:

Application of water during demolition is planned.

3. WATER

a. Surface

(1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If

appropriate, state what stream or river it flows into. NO

(2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If Yes, please describe and attach available plans. NO

(3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material. N/A

(4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known. NO

(5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan. NO

(6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge. NO

b. Ground

(1) Will ground water be withdrawn, or will water be discharged to ground water? Give general description. NO

(2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals...; agricultural; etc.) Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve. N/A

c. Water Runoff (Including storm water)

(1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.

STORMWATER RUNOFF FROM ROOF, PAVEMENT & LANDSCAPING AREAS WILL BE COLLECTED IN CATCH BASINS & ROUTED THROUGH A DETENTION VAULT AND WATER QUALITY FACILITY. DISCHARGE POINT WILL BE PUBLIC STORM SYSTEM IN 100TH AVE NE, WHICH DISCHARGES TO LAKE WASHINGTON. 100-YR PEAK RUNOFF:1.1 CFS GENERATED, 0.06 CFS RELEASED.

(2) Could waste materials enter ground or surface waters? If so, generally describe.

TYPICAL PARKING LOT POLLUTANTS MAY ENTER SURFACE WATER RUNOFF UPSTREAM OF WATER QUALITY FACILITY.

d. Proposed measures to reduce or control surface, ground, and runoff water impacts, if any:

STORMWATER DETENTION WILL REDUCE PEAK DISCHARGE TO PUBLIC STORM SYSTEM BY 89%. FILTER CANISTER SYSTEM WILL REMOVE POLLUTANTS FROM STORMWATER BEFORE IT LEAVES SITE.

4. Plants

a. Check or circle types of vegetation found on the site:

- ☒ deciduous tree: alder, maple, aspen, other
- ☒ evergreen tree: fir, cedar, pine, other
- ☒ shrubs
- ☒ grass
- ☐ pasture
- ☐ crop or grain
- ☐ wet soil plants: cattail, buttercup, bulrush, skunk cabbage, other
- ☐ water plants: water lily, eelgrass, milfoil, other
- ☐ other types of vegetation

b. What kind and amount of vegetation will be removed or altered?

18 existing conifer and 9 existing deciduous trees will be removed.

c. List threatened or endangered species known to be on or near the site.

None.

d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any: New native and ornamental coniferous and deciduous trees and shrubs will be planted to replace those removed and to meet local land use codes.

5. ANIMALS

a. Check or circle any birds and animals which have been observed on or near the site or are known to be on or near the site:

☒ Birds: hawk, heron, eagle, songbirds, other:

☐ Mammals: deer, bear, elk, beaver, other:

☐ Fish: bass, salmon, trout, herring, shellfish, other:

b. List any threatened or endangered species known to be on or near the site.
NONE

c. Is the site part of a migration route? If so, explain.
NO

d. Proposed measures to preserve or enhance wildlife, if any:
NEW NATIVE PLANTS PROPOSED WILL PROVIDE HABITAT AND FOOD SOURCES FOR WILDLIFE

6. Energy and Natural Resources

a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy need? Describe whether it will be used for heating, manufacturing, etc.
SOLAR, ELECTRIC, NATURAL GAS- ALL FOR HVAC AND WATER HEATING

b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.
NO

c. What kinds of energy conservation features are included in the plans of the proposal? List other proposed measures to reduce or control energy impacts, if any: LOAD REDUCTION THROUGH BUILDING ENVELOPE DESIGN.

7. Environmental Health

a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal? If so, describe.

NO

(1) Describe special emergency services that might be required.
NONE

(2) Proposed measures to reduce or control environmental health hazards, if any.
N/A

b. Noise

(1) What types of noise exist in the area which may affect your project (for example, traffic, equipment, operation, other)?

MINOR TRAFFIC NOISE

(2) What types and levels of noise would be created by or associated with the project on a short-term or long-term basis (for example, traffic, construction, operation, other)? Indicate what hours noise would come from the site.

Heavy equipment, hand tools, timber removal. Work will occur between 7am and 4pm.

(3) Proposed measures to reduce or control noise impacts, if any:

Work within City guidelines for allowable decibel generation at property lines during approved hours.

8. Land and Shoreline Use

a. What is the current use of the site and adjacent properties?

BOYS AND GIRLS' CLUB

b. Has the site been used for agriculture? If so, describe.

UNKNOWN

c. Describe any structures on the site.

An existing brick and wood commercial building and two remodeled wood-framed structures, all currently used for BBGC operations.

d. Will any structures be demolished? If so, what?

All three will be demolished

e. What is the current zoning classification of the site?

R-30

f. What is the current comprehensive plan designation of the site?

MF-H

g. If applicable, what is the current shoreline master program designation of the site?

N/A

h. Has any part of the site been classified as an "environmentally sensitive" area? If so, specify.

NO

I. Approximately how many people would reside or work in the completed project?

15

j. Approximately how many people would the completed project displace?

NONE

k. Proposed measures to avoid or reduce displacement impacts, if any:

N/A

i. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any: THE PROPOSED USE IS THE SAME AS THE EXISTING USE.

9. Housing

a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing. NONE

b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing. NONE

c. Proposed measures to reduce or control housing impacts, if any: N/A

10. Aesthetics

a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed? THE BUILDING IS WITHIN THE 30 FOOT HEIGHT LIMIT, MEASURED TO AVERAGE FINISH GRADE. BRICK/METAL PANEL.

b. What views in the immediate vicinity would be altered or obstructed?
THE PROPOSED BUILDING IS NORTH OF THE EXISTING BUILDING, SO WILL OPEN THE VIEW THROUGH THE SITE BETWEEN 99TH AVE AND 100TH AVE.

c. Proposed measures to reduce or control aesthetic impacts, if any:
THE PROPOSED BUILDING MEETS ALL SETBACK AND LANDSCAPE SCREENING REQUIREMENTS. MATERIAL CHOICES REPLICATE EXISTING MATERIALS IN THE NEIGHBORHOOD.

11. Light and Glare

a. What type of light or glare will the proposal produce? What time of day would it mainly occur?
THE BUILDING WILL HAVE LIMITED EXTERIOR NIGHT ILLUMINATION.

b. Could light or glare from the finished project be a safety hazard or interfere with views?
NO.

c. What existing off-site sources of light or glare may affect your proposal?
NONE.

d. Proposed measures to reduce or control light or glare impacts, if any:
FULL CUTOFF LIGHT FIXTURES WILL BE EMPLOYED.

12. Recreation

a. What designated and informal recreational opportunities are in the immediate vicinity?
CITY PARK ACROSS THE STREET

b. Would the proposed project displace any existing recreational uses? If so, describe.
NO

c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any: N/A

13. Historic and Cultural Preservation

a. Are there any places or objects listed on, or proposed for, national, state, or local preservation registers known to be on or next to the site? If so, generally describe. NONE

b. Generally describe any landmarks or evidence of historic, archeological, scientific, or cultural importance known to be on or next to the site. N/A

c. Proposed measures to reduce or control impacts, if any: N/A

14. Transportation

a. Identify public streets and highways serving the site, and describe proposed access to the existing street system. Show on site plans, if any.
DRIVEWAY ACCESS TO 99TH AVE NE ON WEST SIDE OF SITE; 100TH AVE AT EAST.

b. Is site currently served by public transit? If not, what is the approximate distance to the nearest transit stop?
NO. 0.4 MILES

c. How many parking spaces would be completed project have? How many would the project eliminate?
45, REPLACING 62 EXISTING SPACES.

d. Will the proposal require any new roads or streets, or improvements to existing roads or streets, not including driveways? If so, generally describe (indicate whether public or private).
PROJECT WILL INSTALL CURB, GUTTER & SIDEWALK ON 99TH FRONTAGE

e. Will the project use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.
NO.

f. How many vehicular trips per day would be generated by the completed project? If known, indicate when peak volumes would occur. 80 trips per day with the peak at 9:30am.

g. Proposed measures to reduce or control transportation impacts, if any:

NONE

15. Public Services

a. Would the project result in an increased need for the public services (for example: fire protection, police protection, health care, schools, other)? If so, generally describe.

NO

b. Proposed measures to reduce or control direct impacts on public services, if any.

N/A

16. Utilities

a. Circle utilities currently available at the site: electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other.

b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.

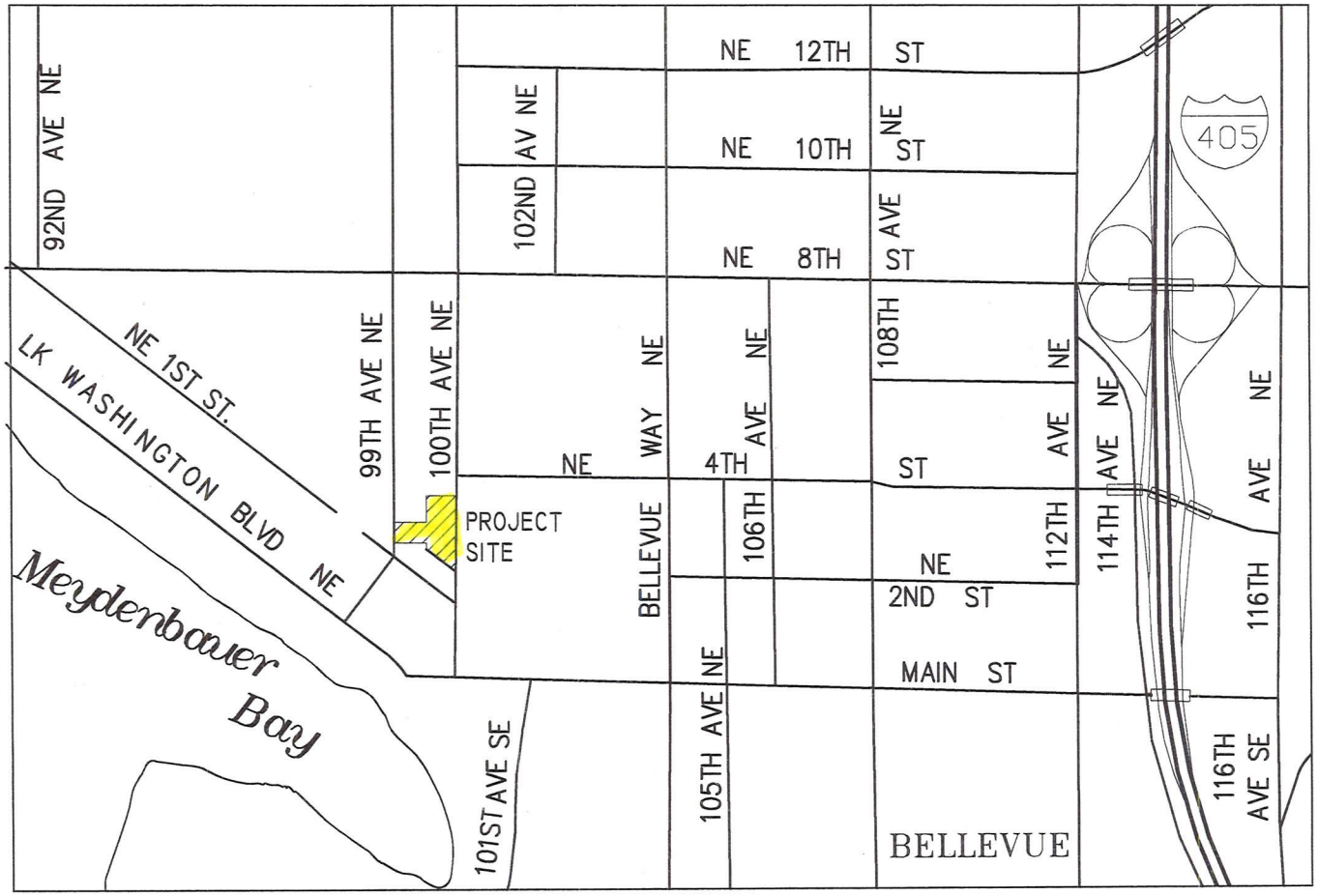
GAS/ELECTRIC: PSE; WATER/SEWER: CITY OF BELLEVUE; TELEPHONE: CENTURY LINK; REFUSE SERVICE: ALLIED WASTE

Signature

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature..... Patricia Bailey

Date Submitted..... 11-9-12



VICINITY MAP

NOT TO SCALE